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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** RAKOWIECKI MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF ASHLEY /RIDGEVIEW RD./FINLEY DR.  
(BEAVER DAM LAKE AREA)  
SECTION 57 – BLOCK 1 – LOT 88.21  
**PROJECT NUMBER:** 01-26  
**DATE:** 11 JUNE 2003  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF THE 34.4+/-  
ACRE PARCEL INTO THIRTY-SIX (36) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT  
THE 14 MARCH 2001 PLANNING BOARD MEETING.

1. The property is located in the R-3 Zoning District of the Town. The application is “grand-fathered” and is subject to the former zoning bulk tables. The “proposed” bulk information is correct for the zone and use group.

The Board has not seen this application for over two years, and the initial plans were very conceptual. As such, I *have not* performed a detailed review of these plans, pending initial input from the board.

2. Conceptually, I have the following issues to bring to the Board's attention:
  - SEQRA Lead Agency circulation has not been completed (it was previously authorized by the Board. We never received the necessary copies to circulate).
  - Road grades and grading are included on the plans. Grades are not indicated in all road slope areas (but should be). Also, the grading plan seems to indicate that significant grading will occur, and nearly all areas will be disturbed.
  - A stormwater management plan has been submitted, and a review will be made following conceptual acceptance by the Board.

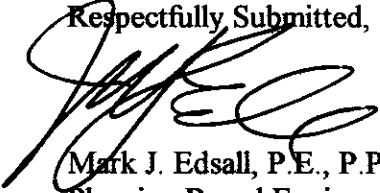
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- I am not sure that it has been confirmed that all three connection roadways are Town dedicated roads.
- I am not aware of the Highway Superintendent's initial comments regarding this application, and if he believes all three roads are acceptable for connection.
- Note that a Subdivision Plat is not included in the set (one must be prepared by a licensed surveyor).
- Note that the plans propose low pressure sewers with individual pump stations. This is currently a problem due to a recent DEC interpretation that the Town must own all the individual pump stations.

3. Once the Board has made its initial comments regarding this application, and the basic issues are resolved, we will continue our review of the application.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer